

**Minutes**  
**Design Review Board**  
**Thursday, March 10, 2016**  
**Council Chambers – Municipal Building**  
**93 Cottage Street**  
**4:00 P.M.**

**I. CALL TO ORDER**

*The meeting was called to order at 4:02 P.M. Members present: Barbara Sassaman, Chair; Steve Demers, Vice Chair; Erin Early Ward, Secretary; Pancho Cole, Member and James Collier, Member. Also in attendance was Bob Osborne, Planning Director.*

**II. ADOPTION OF THE AGENDA**

*Member Cole moved to adopt the agenda. Mr. Collier seconded the motion. After some discussion it was agreed to change the order of the agenda to take items b, d and e first and then the remainder of the agenda in the order found on the printed agenda. The Board voted five in favor and none against the motion.*

**III. APPROVAL OF MINUTES**

**a. February 11, 2016**

*Vice Chair Demers moved to approve the February 11, 2016 minutes and Secretary Early Ward seconded the motion. The Board voted four in favor and none against (with one abstention) the motion to approve the minutes.*

**IV. BUILDING PERMIT REMINDERS**

*The applicants were reminded that they would need to apply for and receive a building permit prior to commencing any of the activities approved at the meeting.*

**V. REGULAR BUSINESS**

**b. Certificate of Appropriateness**

**Application: DRB-2016-04**

**Applicant: Judith C. Noonan**

**Project Location: 156 Main Street, 104-496-000**

**Proposed Project: Installation of Sign**

*Judith Noonan spoke to the board about the proposed projecting sign. The sign tenant agreement plan allows for 32 sq. ft. and there is a 7.5 sq. ft. projecting sign proposed.*

*Mr. Collier made a motion that the application for Certificate of Appropriateness be approved as submitted. Mr. Cole seconded the motion which passed unanimously.*

**d. Certificate of Appropriateness**

**Application: DRB-16-07**

**Applicant: George Sanker**

**Project Location: 288 Main Street, 108-003-000**

**Proposed Project: Changes in Sign (Windows)**

*George Sanker spoke to the board about the proposed window signage. What is proposed is two square feet in size and to be located near the top of the two large store front windows. The Board discussed the total amount of glass area and the percentage of coverage and determined that the proposal meets the standard.*

*Mr. Cole made a motion that the application for Certificate of Appropriateness be approved as submitted. Mr. Collier seconded the motion which was approved unanimously.*

**e. Certificate of Appropriateness**

**Application: DRB-16-08**

**Applicant: Kelly Corson – The Travelin’ Lobster**

**Project Location: 1569 State Highway 102, 219-023-000**

**Proposed Project: Changes in Sign and Exterior Lighting**

*Kelly Corson spoke to the Board about the proposed lighting and signage for the Travlin’ Lobster. There were two signs proposed: A freestanding sign for the graphic image of the “Travlin’ Lobster” and the second sign was a message sign. The lighting was also discussed. A Hinkley light fixture with 2,700K was proposed to light the freestanding sign.*

*Mr. Collier made a motion to approve the lighting as proposed. Mr. Demers seconded the motion which was approved unanimously.*

*The message sign was discussed to be allowed as either light background or dark background. The dark background would cast less stray light.*

*Mr. Cole moved to accept the application as presented and to allow black message sign with light letters as an alternative to the white message sign with black letters. Mr. Demers seconded the motion which was approved unanimously.*

**a. Certificate of Appropriateness**

**Application: DRB-2016-03**

**Applicant: H&P Enterprises, LLC**

**Project Location: 16 Mt. Desert Street, 104-452-000**

**Proposed Project: Construction of New Building**

*Peter Hastings spoke to the Board about the new design and the Board asked questions. Initially the questions were on the scale of the proposed building and how it compared to neighboring buildings with regard to height, bulk, setback and rooflines. It is proposed to be four feet taller than Spruce and Gussy building and is 8,000 sq. ft. in floor area.*

*The proposed materials are Hardie Board, wood composite trim and a grey shingle roof. The fascia board is marine grade fascia board like sign board. The Board talked about the columns being 12 x 12 at the second floor level.*

*The proposed lighting is a wall sconce at each door with 40 watt equivalent night sky compliant with 2,700K to 3,000K.*

*The plan is to be open year-round. Plantings as shown on the plans.*

*Mr. Collier moved to approve the Certificate of Appropriateness as presented with the clarification that the lighting be 2,700K to 3,000K and to allow arborvitae for plantings. Mr. Demers seconded the motion. The Board voted four in favor and one against the motion.*

**c. Certificate of Appropriateness**

**Application:** DRB-2016-06

**Applicant:** Michael Boland

**Project Location:** 119 Main Street, 104-402-000

**Proposed Project:** Changes to Exterior Appearance of Non-historic Building

*Michael Boland spoke to the Board about the project and application. He indicated that the proposal includes a new roof of green shingles to replace the tan shingles currently on the building.*

*Mr. Boland and the Board discussed the proposal to replace doors and windows in the building on the ground floor. It was noted by Mr. Boland that these doors and windows are from the 1980s and are not original to the building nor are they a recreation of what was originally on the building. He noted the building across the street at 134 Main Street and indicated that what is proposed is more in keeping with that design.*

*After considerable discussion it was determined by the Board that more detailed drawings were necessary to make a decision on the appropriateness of the design for replacing the doors and windows and recommended that applicant return with more details at a subsequent meeting.*

*Mr. Cole moved to table the application pending receipt of information on doors and windows. Mr. Demers seconded the motion which passed four in favor and one against.*

*Upon further discussion the Board decided to act on the shingles at this time.*

*Mr. Cole moved to approve the application only as it pertains to roofing with green shingles at this time. Mr. Collier seconded the motion which passed unanimously.*

**f. Certificate of Appropriateness**

**Application:** DRB-16-09

**Applicant:** Acre, LLC Sunoco

**Project Location:** 317 Main Street, 108-074-000

**Proposed Project:** Installation or Changes in Sign

*Representatives from Acre, LLC spoke to the Board about the signage application.*

*Mr. Osborne noted that the application as presented far exceeds the 20 sq. ft. of freestanding sign that the Town can approve under the current regulation. He did note that in addition to the allowable 20 sq. ft. the Town can allow fuel pricing as noted in the exempt section of the sign ordinance which is called for in state law.*

*The Board discussed various alternatives but finally arrived at the idea that all the Board could do would be to allow the applicant to replace the existing sign face with a new sign face of the exact same size.*

*The Board also discussed the signage proposed on the canopy and determined that they could allow signage that identifies Sunoco on the canopy.*

*Mr. Cole made a motion to allow direct replacement of the faces of the internally illuminated freestanding sign and to allow one sign on the canopy. Mr. Demers seconded the motion. There was a clarification that the freestanding sign could not be enlarged. The Board voted five in favor and none against the motion.*

**g. Certificate of Appropriateness**

**Application:** DRB-2016-10

**Applicant:** Rev. John Skehan - Holy Redeemer Catholic Church and Parish House

**Project Location:** 56 Mt. Desert Street and 21 Ledgeawn Street, 104-419-000

**Proposed Project:** Construction of New Building and Alteration of Historic Building

*Father Skehan and Carla Haskell spoke to the Board about the application.*

*The discussion started with what the application involves. Is the application for demolition of a historic structure?*

*Because another meeting was scheduled at 6:00 pm there was not adequate time to finish the review.*

*Mr. Collier moved to table the item and Mr. Cole seconded the motion. The Board voted five in favor and none against.*

**VI. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

*NONE*

**VII. ADJOURNMENT**

*Mr. Cole moved to adjourn the meeting at 5:55 P.M. Ms. Early Ward seconded the motion and the Board voted five in favor and none against the motion.*

**Signed as approved:**



**Erin Early Ward, Secretary  
Design Review Board, Town of Bar Harbor**



**Date**